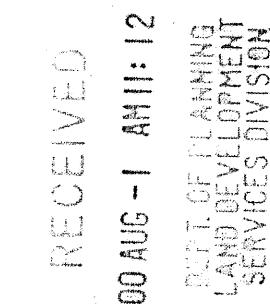




- Located Inside City Limits

Water : San Antonio Water System  
Sewer : San Antonio Water System  
Telephone : S.W. Bell Telephone  
Electric : City Public Service

1. All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 5000 Sq. Ft.
3. Existing R-5 Zone Classification.
4. Existing Approved TIA  
Davenport/Armadillo I.D.\*98TIA0948
5. Property Is Part Of An Existing Approved  
P.O.A.D.P. By Armadillo Homes  
Davenport 207 \*614



Total Land Area : 78.79 Acres  
Total Number of Lots : 366  
Density : 4.65 Units Per Acre  
Contour Intervals @ 1'

PLAN HAS BEEN ACCEPTED BY \_\_\_\_\_

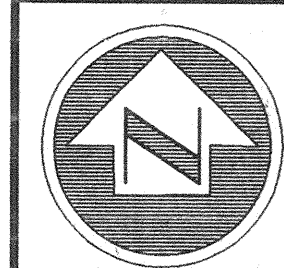
COS. *David M. [Signature]*

7-28-02 (date) **678** (volume #)

If no plate are filed, plan will expire \_\_\_\_\_

On 1-27-03

see plot filed on \_\_\_\_\_



|                |
|----------------|
| SCALE: 1"=200' |
| DATE: 6-14-00  |

# HIGHLAND FARMS SUBDIVISION

## PRELIMINARY OVERALL DEVELOPMENT PLAN





# CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: April 18, 2000 Name of POADP: Highland farms  
Owners: Kaufman & Broad Consulting Firm: P.C.I. Engineering  
Address: 4800 Fredericksburg Address: 1603 BABCOCK  
Zip Code: 78229 Zip Code: 78229  
School District: Judson Ind. district Phone: 349-3273  
Existing zoning: R-5 Proposed zoning: —

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 4 ☐ Yes ☐ No  
San Antonio City Limits? ☐ Yes ☐ No  
Council District: 585-C-6  
Ferguson map grid

| Land area being platted:       | Lots          | Acres         |
|--------------------------------|---------------|---------------|
| Single Family (SF)             | <u>366</u>    | <u>78</u>     |
| Multi-family (MF)              | <u>      </u> | <u>      </u> |
| Commercial and non-residential | <u>      </u> | <u>      </u> |

Is there a previous POADP for this Site? Name Davenport 207 No. 614

Is there a corresponding PUD for this site? Name        No.       

Plats associated with this POADP or site? Name        No.       

Name        No.       

Name        No.       

Contact Person and authorized representative:

Print Name: HERB Quiroga

Signature: Herb Quiroga

Date: April 18, 2000

Phone: 208-1316

Fax: 979-0072

- ☐ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☐ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☐ north arrow and scale of the map;
- ☐ proposed land use by location, type and acreage;
- ☐ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☐ contour lines at intervals no greater than ten (10) feet;
- ☐ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☐ existing adjacent or perimeter streets;
- ☐ one hundred year flood plain limits;
- ☐ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☐ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☐ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210)207-7501;
- ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☐ does not ☐ does about State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☐ The POADP lies in the Judson School District and they have been contacted concerning this development.
- ☐ List below all Major Thourfares that are adjacent to the property or included with in the boundaries.

Foster Rd  
F.M. 78

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:

Herb Quirzoga

Signature:

Herb Quirzoga

If you have any questions please call J. Jay at 207-7900

APPLICATION REVISED October 7, 1999



# CITY OF SAN ANTONIO

July 28, 2000

Herb Quiroga

Kaufman & Broad  
4800 Fredericksburg Rd.  
San Antonio, TX 78229

Re: Highlands Farms

POADP # **678**

Dear Mr. Quiroga,

The City Staff Development Review Committee has reviewed Highlands Farms Subdivision Preliminary Overall Area Development Plan # 676. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Quiroga

Page 2

July 28, 2000



Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Andrew J. Ballard, P. E., City Engineer



# CITY OF SAN ANTONIO

May 16, 2000

Lee Wright.

W.F. Castella, Inc.  
6800 Park Ten S. 1805  
San Antonio, TX 78213

Re: Highland Farms

POADP # ?

Dear Mr. Wright,

The City Staff Development Review Committee has reviewed Highland Farms Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

**1.) Sec. 35-2075 Information Required**

(a) Perimeter property lines. **Are not clear and distinct.**

(d) Proposed land uses by location, type and acreage. **Was not clearly identified.**

(e) Existing and proposed circulation system of collector, arterial, and local type B street and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system. **Were not provided.**

(1.1) the collector street needs to be broken ( via a traffic circle ) in order to control traffic speed. This was part of the original approval (Davenport #614).

(f) Contour lines at intervals no greater than ten (10) feet. **Were not clearly (legible) identified.**

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments. **Were not provided.**


**2.) Sec. 35-4110 Access From Major Thoroughfares**

(d) Paragraph, (2) The resulting additional ingress and egress of vehicles **Will** seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed collector.

- 3.) Access needs to be provided to the adjoining properties for connectivity.
- 4.) The digital file was missing from submittal.

If you have any questions or comments regarding this matter, please contact Michael Herrera at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH.Jr.

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☒ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 6-16-00

POADP NAME: HIGHLAND FARMS SUB'L (3RD SUBMITAL)

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-30-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Foster Rd is on the MTP requiring 2  
min of 86' ROW. FM T8 is on the MTP and TXDOT  
System requiring 2 min. of 110' ROW and TXDOT release.

Signature

Title

Date

Signature

Title

Date

May 8, 2000 MH Jr.



# KAUFMAN BROAD

July 31, 2000

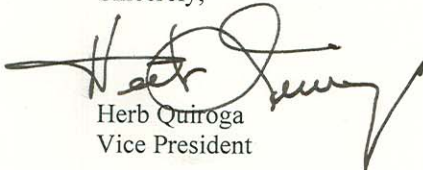
Mr. Emil Moncivais  
City Planning Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Moncivais:

Attached is a revised POADP for Highland Farms showing the introduction of a traffic circle on Lakeview Drive as requested by the Traffic Department.

Please call me if you have any questions.

Sincerely,



Herb Quiroga  
Vice President

RECEIVED  
00 AUG - 1 AM 11: 12  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

# KAUFMAN BROAD

RECEIVED

00 JUN 16 AM 7:22

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

June 12, 2000

Mr. Emil Moncivais  
City Planning Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Moncivais:

Enclosed is a revised POADP for Highland Farms that addresses all your comments as stated in your letter to me dated May 16, 2000. I am extremely disappointed in the direction that the planning staff is taking in reviewing the POADP's. The original intent for submitting a POADP to the city was to serve as a flexible planning tool which would present to the city staff an overview of the projected land development. The POADP was also to show that the proposed development was in compliance with current regulations. The process however has turn into an administrated exercise that has nothing to do with good planning, and has created delays in securing approval of the POADP.

The following is addressing the comments from staff on the POADP for Highland Farms.

1. Perimeter lines are not clear and distinct, and the land use was not clearly identified.  
**The Blobs on the plan shows very distinctly the acreage and the intended land use. The blobs also show the limits of the perimeter for this POADP.**
2. Relationship to any major thoroughfares were not provided.  
**The plan very clearly shows in half-inch dash lines the proposed circulation of a local type B street, clearly identified on the plan intersecting with FM 78 on one end and with Foster Road on the other end.**
3. Collector street needs to be broken by a traffic circle  
**Traffic circles went out with the dinosaurs, Also I don't want to create a traffic hazard on the roadway by introducing an obstruction in the middle of the road.**
4. Contour Lines were not clearly identified.  
**Contour lines are clearly marked on the plan. The interval between contour lines is one foot.**

I hope this revised POADP answered all the concerns that you had, and please call me if you have any addition questions.

Sincerely,



Herb Quiroga  
Vice President



# KAUFMAN BROAD

April 14, 2000

Mr. Emil Moncivais  
Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Moncivais:

Enclosed is our POADP application for your review and approval of a portion of an existing POADP originally submitted by Armadillo Homes at the corner of Foster Road and F.M. 78. The plan was called Davenport 207 and was approved by your staff several years ago. An existing level 3 TIA was approved by traffic department at the time that Armadillo Homes submitted the first POADP.

The plan consists of developing approximately 366 residential lots under the existing R-5 zoning classification with development starting right after plat approval.

Please have your staff review the plan and let me know if you have any questions.

Sincerely,



Herb Quiroga  
Vice President

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1823810

AMT ENCLOSED

50-04-5573  
KAUFMAN BROAD  
4800 FREDERICKSBURG ROAD  
S.A. TX. 78229

AMOUNT DUE 381.10  
INVOICE DATE 5/04/2000  
DUE DATE 5/04/2000

-----  
PHONE: 000 - 0000

HIGHLAND FARMS  
POADP

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 5/04/2000 INVOICE 1823810 ACCOUNT 50-04-5573 DUE DATE 5/04/2000 OFFICE HOURS 7:45 - 4:30  
-----

| LINE | INDEX REF  | DESCRIPTION      | AMOUNT |
|------|------------|------------------|--------|
| 1    | 012542-001 | PLAN REVIEW FEES | 381.10 |

↓

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AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 05/03/2000  
END 05/03/2000 CK# 00077874 HIGHLAND FARMS  
-----

| PREVIOUS BAL | CURRENT CHARGES | NEW BALANCE | TOTAL AMT DUE |
|--------------|-----------------|-------------|---------------|
| 0.00         | 381.10          | 381.10      | 381.10        |

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C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

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